

# WESTGATE MEDIA PARK



**Westgate Media Park**  
**2036-2048 Armacost Ave**



# Westgate Media Park

The Westgate Media Park is the product of a multi-million dollar transformation of outdated, multi-tenant commercial buildings built in the 1970's into a premiere West LA media complex. The Park is the design of Frank Gehry cohort, Randall Stout, whose "plane wing-like" concept added immensely to the image of the property and the area as a whole. In 2002 the original wood cladding was scrapped and replaced with a contemporary curved stainless steel fascia which acts both as an architectural element and functionally as light shelves to reflect natural lights further into the interior spaces. Today , the park houses some of LA top Media and Tech users.



**PREMISES**

Suite 2027 (2nd floor) - 2,450 SF / **Rent: \$3.25/SF MG**  
Suite 2034 (2nd floor) - 2,000 SF  
Suite 2036 (2nd floor) - 3,715 SF  
Suite 2038 (1st floor) - 1,300 SF / **Sublease Through February 28,2027**  
Suite 2040 (2nd floor) - 5,200 SF  
Suite 2042 (1st floor) - 5,195 SF / **Rent: \$3.25/SF MG**  
Suite 2042 (2nd floor) - 2,725 SF  
Suite 11858 (2nd floor) - 5,075 SF  
Suite 11858 (2nd Floor Suite 202) - 3,825 SF

**RENT**

\$3.85 MG  
Suite 2038 - Call Broker

**TERM**

Negotiable

**PARKING**

2/1,000 Available on-site at \$175/space  
(More parking offered across the street at Westside Towers)

**FEATURES**

- High end creative office suites in West LA
- Great natural light
- Ideal Westside location
- Easy Access to Major Freeways
- 3 blocks from Expo Bundy metro station
- Each suite offers private bathrooms and kitchen
- 24/7 Tenant controlled HVAC
- Dedicated IT/Data room in each suite
- Rockreation rock climbing gym on site
- Ability to upsize/downsize
- On-site Management

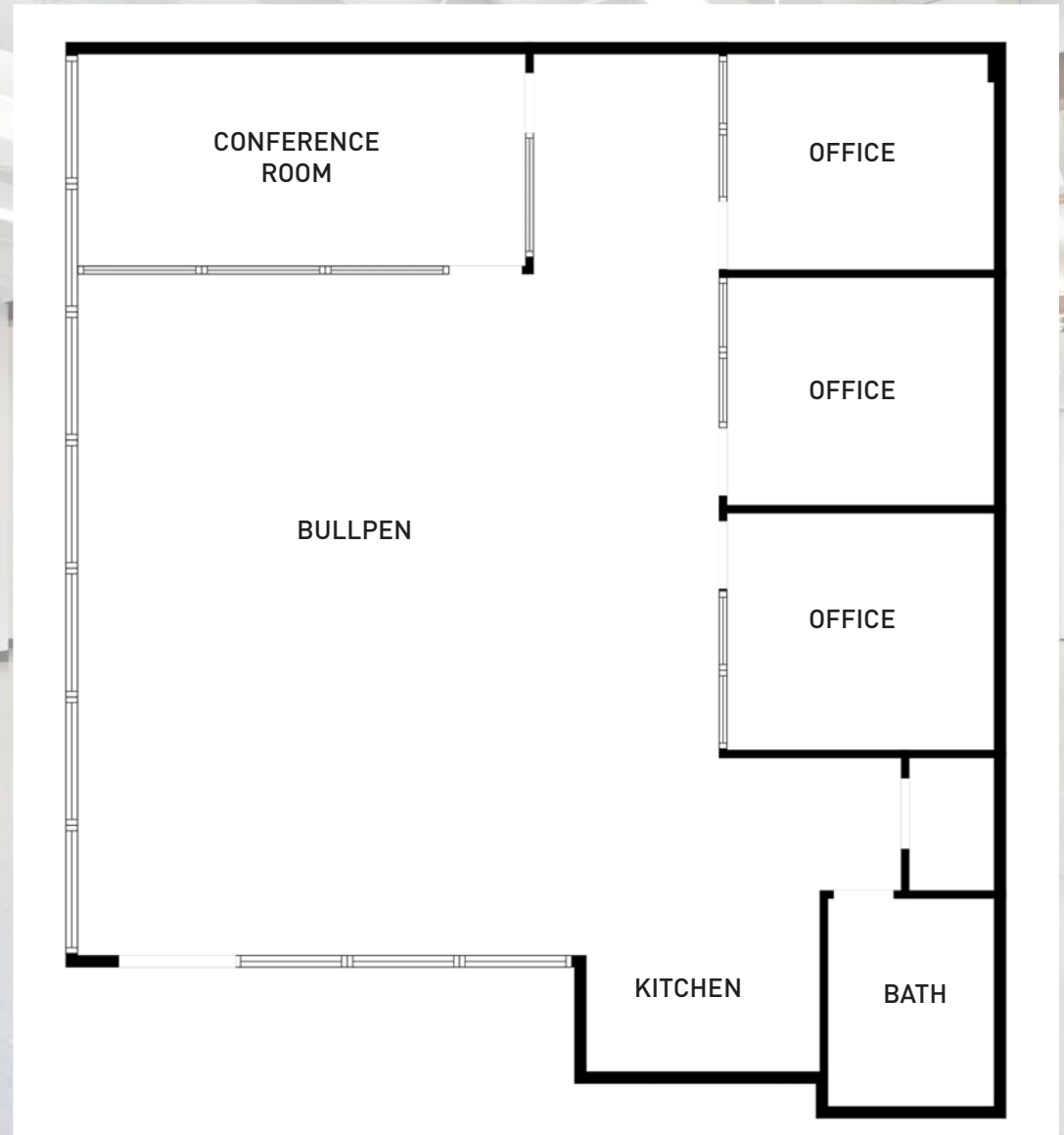
Suite 2038 - 2 Offices, kitchen and open area.





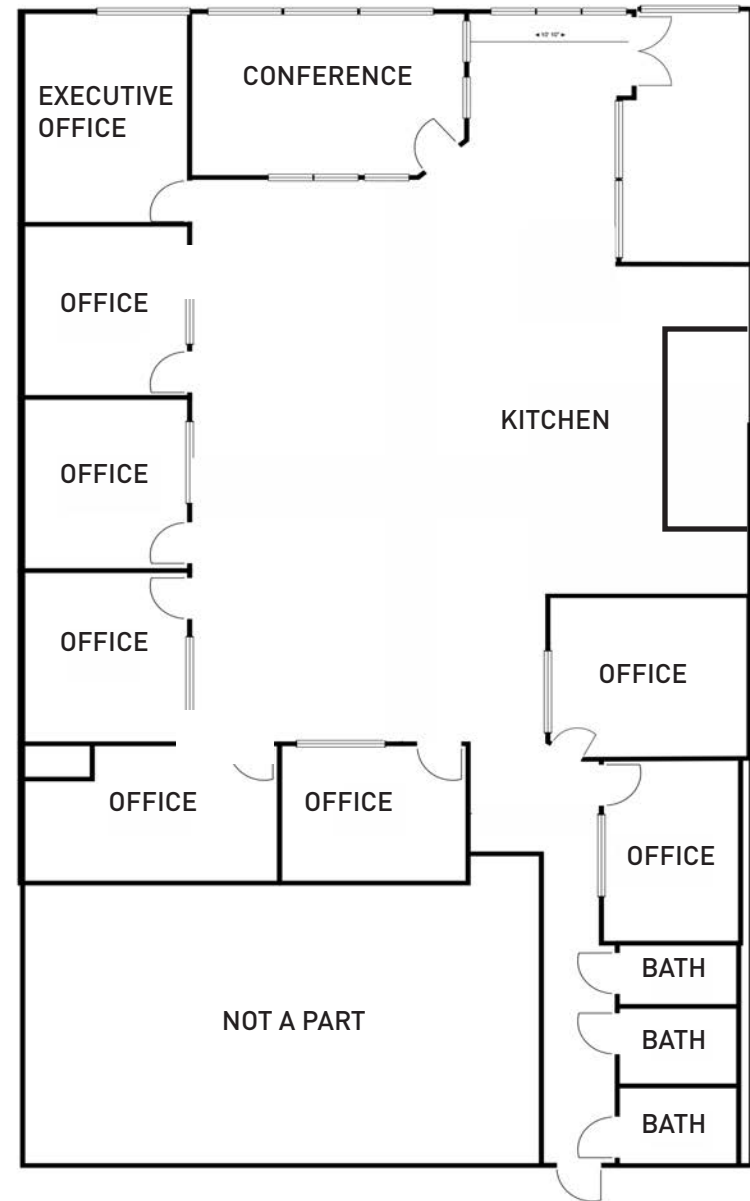


**Suite 2034 (2nd floor) : 2,000 SF**

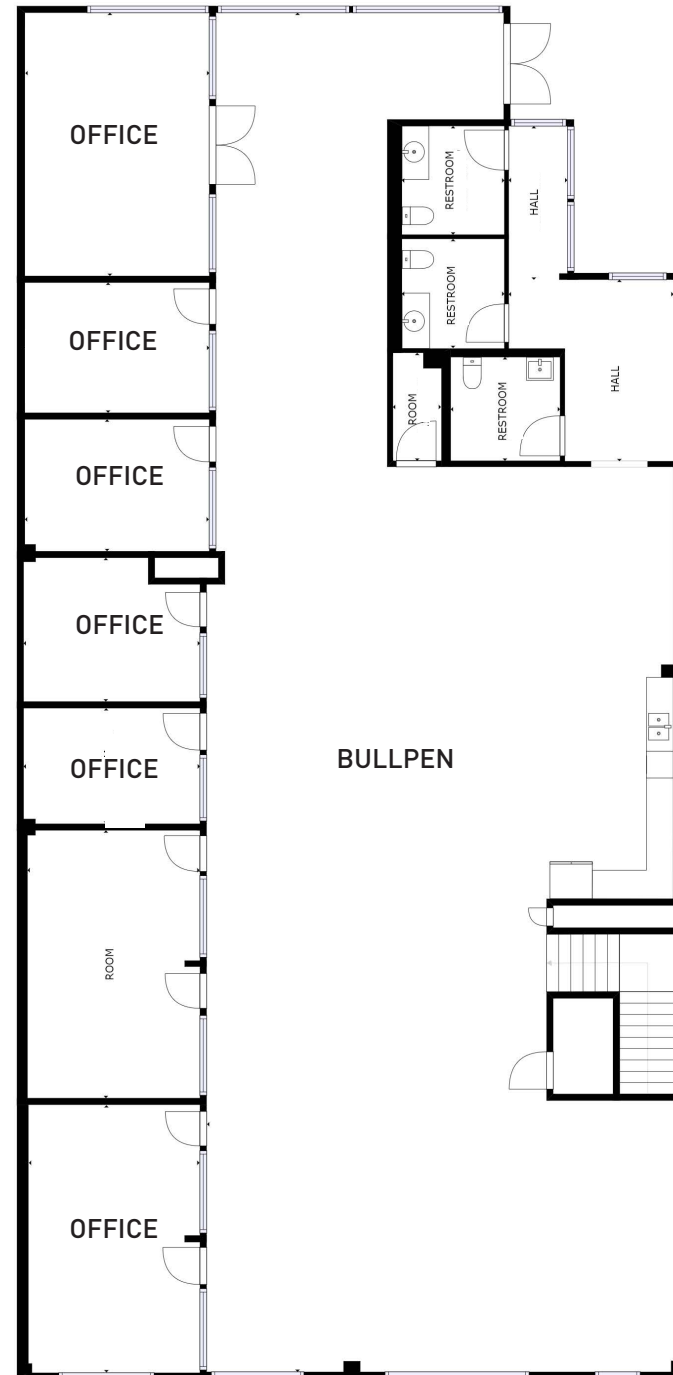




**Suite 2036 (2nd floor) : 3,715 SF**



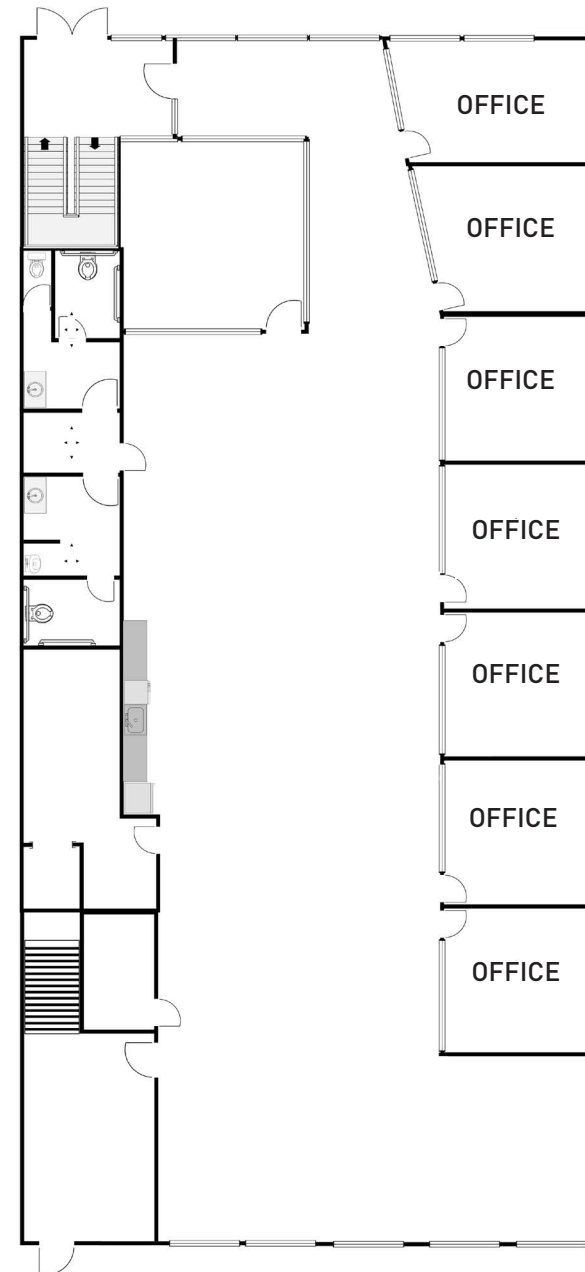
**Suite 2040 (2nd floor) : 5,200SF**





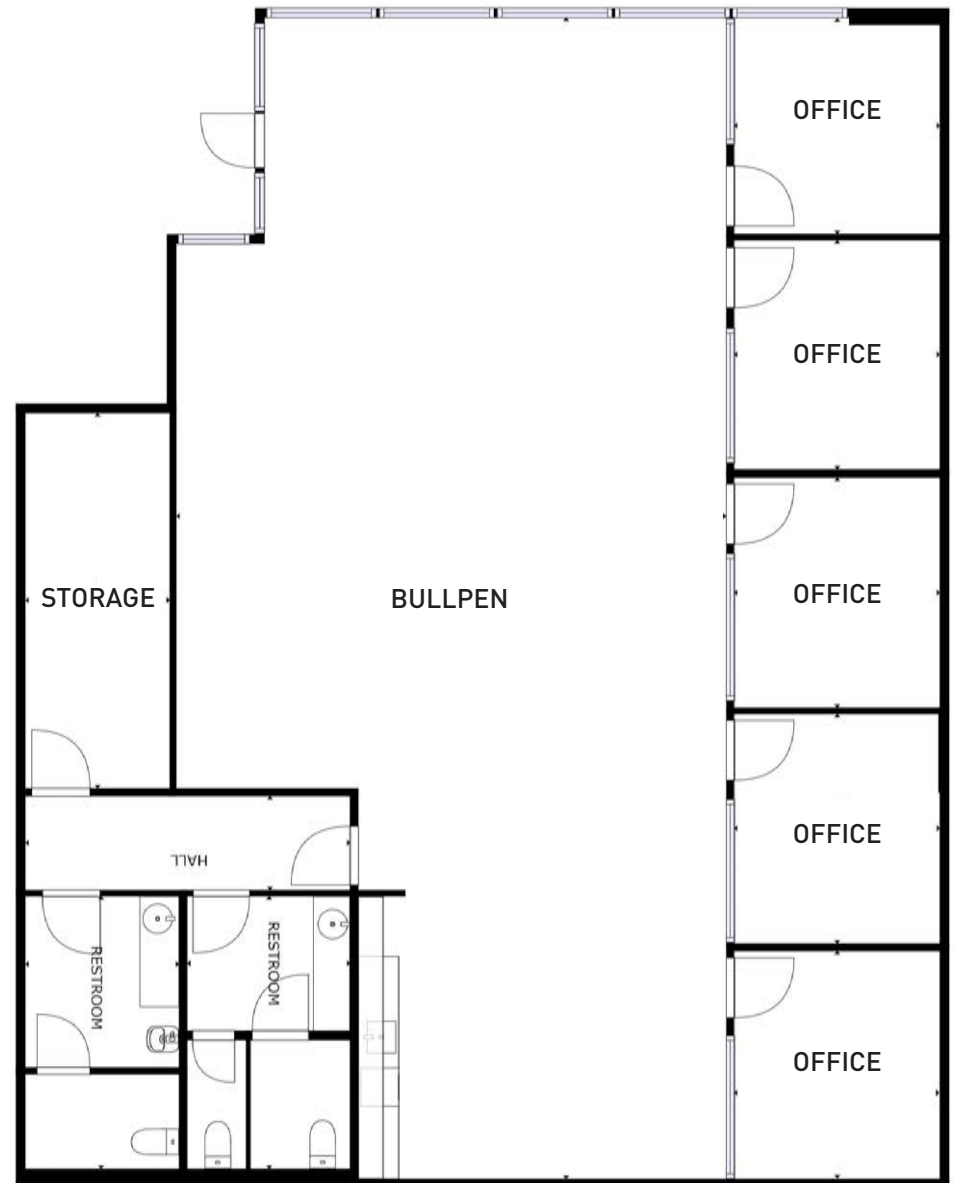
**Suite 2042 (1st floor) : 5,195 SF**

**\$3.25/SF MG**



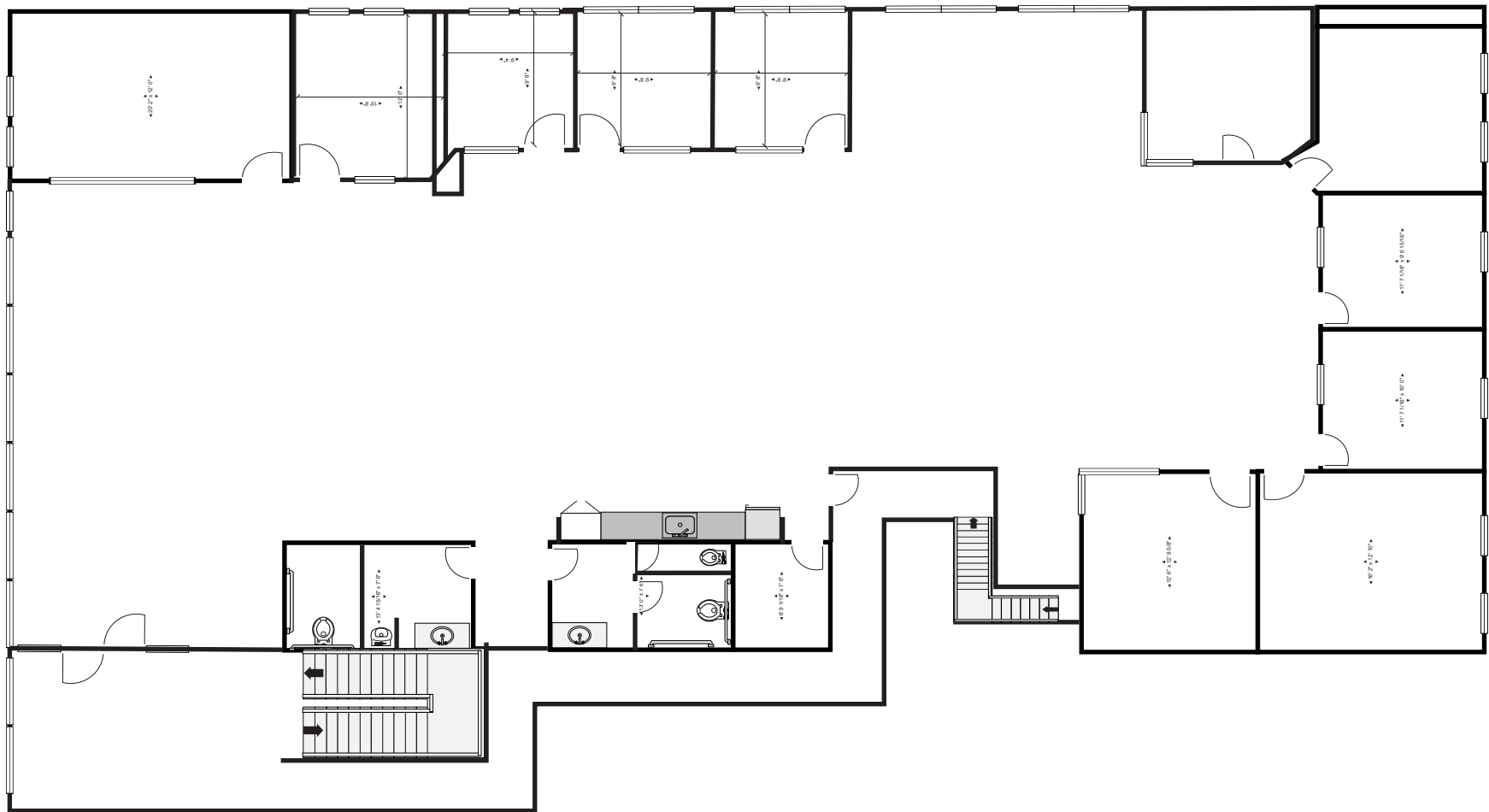


**Suite 2042 (2nd floor) : 2,725 SF**



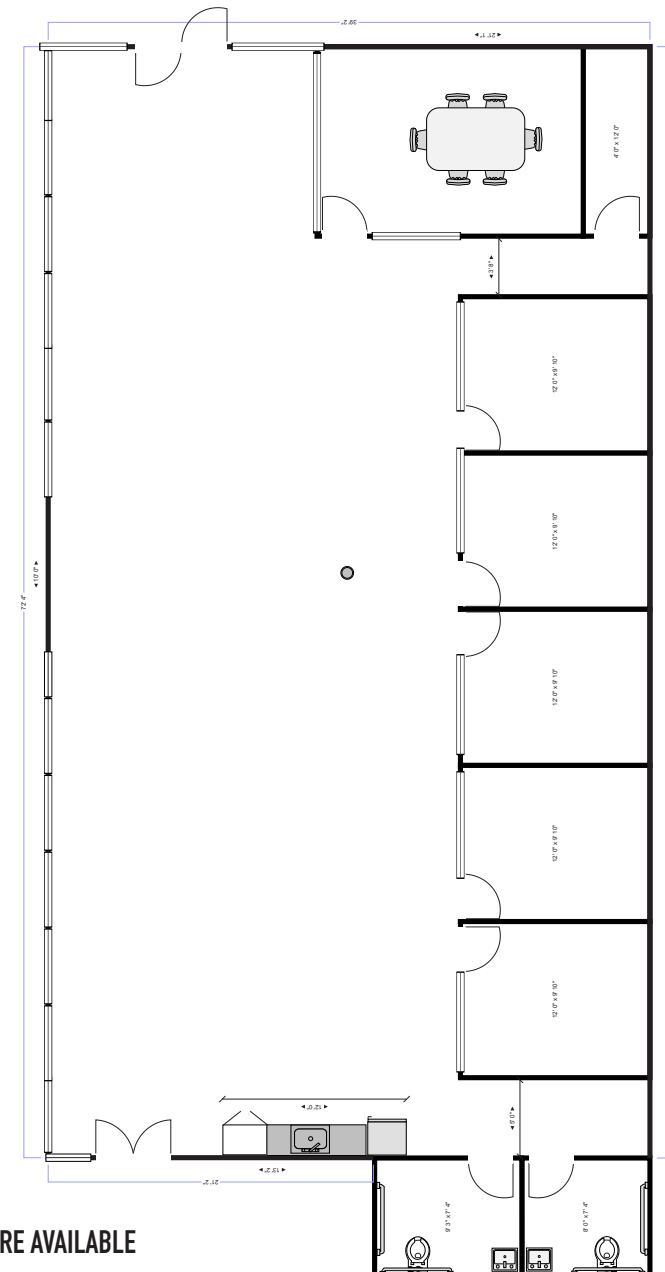


Suite 11858 (2nd floor) : 5,075 SF





## Suite 11858 (2nd Floor Suite 202) : 3,825 SF



FURNITURE AVAILABLE



#### WEST OLYMPIC CORRIDOR

Bad Robot  
Indian Paintbrush  
Final Cut  
JBC Music  
Arsenal FX Color  
Digital Nation Entertainment  
Cutters  
Parks Mac Donald  
Planet Blue HQ  
Radical Media  
Threshold Entertainment

#### BROADWAY PLACE

General Editorial  
TigerConnect  
Cut + Run  
Cosmo Street Editorial  
Apache

#### COLORADO CENTER

HULU  
HBO  
Bird  
ShoeDazzle

#### WATER GARDEN

Amazon Studios  
CBS  
AMC Networks  
Oracle

#### FOX

#### RIOT GAMES

#### BERKELEY SM EAST

Blackbear Pictures  
Blue Bonsai  
Jenni Kayne  
Soundbox  
Apogee Electronics  
Cartel  
Yoga Glo

#### COLORADO CORRIDOR

Viacom  
Lionsgate  
Interscope Records  
Illumination  
Gameshow Network  
Universal Music Group  
Starz Entertainment  
Simple Practice  
Goop  
The Honest Company  
FIGS  
Reddit

#### PENN FACTORY/PENN STATION

Good RX Activision

#### WESTGATE MEDIA PARK

### MAJOR AREA TENANTS





SAWTELLE JAPANTOWN

INTERSTATE  
405

Santa Monica Blvd

Barrington Ave

RALPHS

TRADER JOE'S

SUBJECT PROPERTY

W Olympic Blvd

Metro Line

Bundy Dr

THE WAGS CLUB

INTERSTATE  
10

- GOOD STUFF BURGERS
- FAT TOMATO PIZZA
- JERSEY MIKE'S
- THE COFFEE BEAN
- TACOS POR FAVOR

BUNDY EXPO STATION

- DON ANTONIO'S
- HABAYIT
- NEAT
- YABU
- TEDDY'S CAFE
- KALAVERAS
- TINY'S HI-DIVE
- ANTOJITOS LA CHAPINITA

LOCATION MAP



# WESTGATE MEDIA PARK



**Aleks Trifunovic, SIOR**  
President  
310.899.2721  
atrifunovic@leewestla.com  
BKR DRE 01363109



**Tibor Lody, SIOR**  
Principal  
310.899.2720  
tlody@leewestla.com  
AGT DRE 01261129



**Tommy Isola**  
Principal  
310.899.2709  
tisola@leewestla.com  
AGT DRE 01974024



**Keith Fielding**  
Principal  
310.899.2719  
kfielding@leewestla.com  
AGT DRE 01729915



**Adam Levine**  
Senior Associate  
310.899.2703  
alevine@leewestla.com  
AGT DRE 02104830